

**Meeting between LegCo Members
and Kwun Tong District Council Members on 13 May 2010**

**Proposed Legislative Amendments to Curtail
the Effect of Subdivided Units on Building Structure**

At the meeting of 13 May 2010 between LegCo members and Kwun Tong District Council members, it was proposed that the Government should enhance regulation of subdivided units, and to review the Bedspace Apartments Ordinance to strengthen the monitoring of cubicle apartments. In response to the LegCo Secretariat's letter of 25 January 2011, we would like to provide relevant information on the above issues in the ensuing paragraphs.

2. Most of the subdivision takes place within privately owned units of a building, notwithstanding the building is located in a residential development or is a single tenement building without management. Such subdivision is subject to the regulation of the relevant legislations. At the meeting of the Subcommittee on Building Safety and Related Issues, which is under the Legislative Council Panel on Development, held on 13 January 2011, the Secretary for Development briefed LegCo members on the measures to enhance building safety in Hong Kong, including ways to deal with subdivided units.

3. The Bedspace Apartments Ordinance aims to regulate the building structure and fire safety of bedspace apartments (so-called "cage homes"). According to the Ordinance, any premises in which there are 12 or more bedspaces used as sleeping accommodation for individuals under rental

agreements must obtain licences before commencing operation, so as to ensure that the building structure and fire safety of the apartments conform to the standards stipulated therein to safeguard the safety of the lodgers. For premises that has been partitioned into cubicles, each intended to be used as sleeping accommodation for more than one person (for example, a family) under rental agreements, they do not fall under the definition of bedspace apartment and therefore are not subject to the control under the Ordinance. Such premises, as other self-occupied or rental premises, are required to comply with the provisions stipulated in other relevant legislations, such as Fire Services Ordinance, Fire Safety (Buildings) Ordinance, Electricity Ordinance, Gas Safety Ordinance and Buildings Ordinance.

Home Affairs Department

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